

AGENDA

LEANDER DEVELOPMENT AUTHORITY

August 22, 2016 – 9:00 am

**Leander City Hall
Conference Room
200 West Willis Street
Leander, Texas 78641**

NOTICE IS HEREBY GIVEN of the Meeting of the Board of Directors of the Leander Development Authority on the 22nd day of August, 2016 at 9:00 a.m. At the meeting the Board of Directors will consider and act upon the following agenda items:

1. Open meeting and roll call
2. Approval of the minutes: April 28, 2016
3. Consider approval of the FY 2016-17 Budget for the Leander TIRZ No. 1
4. Adjournment

I hereby certify that the above notice of the Organizational Meeting of the Board of Directors of the Leander Development Authority was posted on the bulletin board at City Hall, 200 West Willis Street, Leander, Texas, on the 18th day of August, 2016 by 5:00 p.m. pursuant to Ch. 551 Tex. Gov't. Code.



Debbie Haile, TRMC - City Secretary
City of Leander, Texas

MINUTES

LEANDER DEVELOPMENT AUTHORITY

APRIL 28, 2016 – 11:00 am

**Leander City Hall
Conference Room
200 West Willis Street
Leander, Texas 78641**

NOTICE IS HEREBY GIVEN of the Meeting of the Board of Directors of the Leander Development Authority on the 28th day of April, 2016 at 11:00 a.m. At the meeting the Board of Directors will consider and act upon the following agenda items:

1. Open meeting and roll call
**Kent Cagle opened the meeting at 11:42 am. In attendance were Kent Cagle, Cynthia Long, Virginia Naumann and Genc Krasniqi. Dale Vannoy was absent.
Also in attendance were Paige Saenz, Robert Powers, Debbie Haile and Debora Penberg.**
2. Approval of the minutes: April 4, 2016
Motion made by Cynthia Long to approve. Second by Virginia Naumann. Motion passes, All voting "aye"
3. Consider the second addendum to the Village at Leander Station TIRZ development and reimbursement agreement.
Motion made by Virginia Naumann to approve. Second by Genc Krasniqi. Motion passes, 3 to 1 with Cynthia Long voting against
4. An ordinance of the City of Leander, Texas amending the project and financing plan for the Reinvestment Zone Number One to allocate the estimated project costs for the Village at Leander Station project among project categories; providing the estimated time when project costs will be incurred for the Village at Leander Station projects; establishing the Village at Leander Station subaccount in the Tax Increment Fund; and providing for related matters.
Motion made by Virginia Naumann to approve. Second by Genc Krasniqi. Motion passes, 3 to 1 with Cynthia Long voting against

With there being no further business, the meeting adjourned at 11:44 am

Attest:

Kent Cagle, President

Debbie Haile, TRMC, City Secretary

LEANDER TIRZ NO. 1
FY 2016-17 BUDGET

LIST OF CONTENTS

1. BUDGET SUMMARY
2. BUDGET DETAIL
3. COMMITMENTS/AGREEMENTS
4. WCAD APPRAISAL CERTIFICATION
 - A. TIRZ (T05)
 - B. TIRZ VALUES BY CATEGORY
 - C. LEANDER T.O.D.D. MUD #1 (M64)
 - D. OAK CREEK PID (P05)

**CITY OF LEANDER
FY 2016-17
PROPOSED BUDGET**

	FY 2014	FY 2015	FY 2016			FY 2017
FUND	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Tax Reinvestment Zone-79						
Beginning Fund Balance	(5,516)	(11,219)	(18,364)	53,861	53,861	223,920
Revenues	192,984	191,774	235,710	235,710	252,654	389,500
Expenditures						
ADMINISTRATION	0	0	16,800	16,800	270,800	411,975
Total Expenditures	0	0	16,800	16,800	270,800	411,975
Current Operating surplus/(deficit)	192,984		218,910	218,910	(18,146)	(22,475)
Transfers In	0	72,056	0	0	260,000	329,700
Transfers Out	(198,687)	(198,750)	(70,200)	(70,200)	(71,795)	(70,200)
Net Transfers In / (Out)	(198,687)	(126,694)	(70,200)	(70,200)	188,205	259,500
Ending Fund Balance	(11,219)	53,861	130,346	202,571	223,920	460,945

Fund Summary: The Tax Reinvestment Zone No. 1 was created by the City Council in 2006. The district has a separate board of directors who are charged with implementing the Financing Plan that accompanied creation of the zone. Both the City and Williamson County contribute 50% of their respective tax collections on the "incremental" value of property within the district to the TIRZ fund.

DEPARTMENT	FY 2014	FY 2015	FY 2016			FY 2017
	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED

**79 -TIRZ #1
REVENUES**

MISCELLANEOUS

79-00-4449 INTEREST INCOME	25	168	0	0	200	0
TOTAL MISCELLANEOUS	25	168	0	0	200	0

TAXES

79-00-4838 CURRENT TAX REVENUE	105,726	113,158	138,414	138,414	147,829	224,500
79-00-4850 DELINQUENT PROPERTY TAX	8,804	0	0	0	0	0
79-00-4890 TAX REVENUE - COUNTY	78,430	78,448	97,296	97,296	104,625	165,000
TOTAL TAXES	192,959	191,606	235,710	235,710	252,454	389,500

TRANSFERS

79-00-4925 TRANSFER IN - WATER IMPACT FEE	0	57,036	0	0	200,000	232,800
79-00-4926 TRANSFER IN-WASTEWATER IMPACT	0	15,020	0	0	60,000	96,900
TOTAL TRANSFERS	0	72,056	0	0	260,000	329,700

TOTAL REVENUES	192,984	263,830	235,710	235,710	512,654	719,200
-----------------------	----------------	----------------	----------------	----------------	----------------	----------------

**79 -TIRZ #1
TIRZ #1**

CONTRACTUAL SERVICES

79-01-5744 CRESCENT PROPERTY PAYMENT ACCT	0	0	6,000	6,000	260,000	379,700
79-01-5745 OAK CREEK PID PAYMENT ACCT	0	0	10,800	10,800	10,800	32,275
TOTAL CONTRACTUAL SERVICES	0	0	16,800	16,800	270,800	411,975

TRANSFERS

79-01-9000 TRANSFER OUT	189,200	189,200	59,200	59,200	59,200	59,200
79-01-9002 TRANSFER OUT-LEANDER DEV AUTH	9,487	9,550	11,000	11,000	12,595	11,000
TOTAL TRANSFERS	198,687	198,750	70,200	70,200	71,795	70,200

TOTAL TIRZ #1	198,687	198,750	87,000	87,000	342,595	482,175
----------------------	----------------	----------------	---------------	---------------	----------------	----------------

FUND TOTAL EXPENDITURES	198,687	198,750	87,000	87,000	342,595	482,175
--------------------------------	----------------	----------------	---------------	---------------	----------------	----------------

*** REVENUES OVER(UNDER) EXPENSES ***	-5,703	65,080	148,710	148,710	170,059	237,025
--	---------------	---------------	----------------	----------------	----------------	----------------

**CITY OF LEANDER
FY 2016-17
PROPOSED BUDGET**

FUND	FY 2014	FY 2015	FY 2016			FY 2017
	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED
Leander Development Authority- 96						
Beginning Fund Balance	0	0	0	0	0	0
Revenues	0	0	0	0	0	0
Expenditures						
ADMINISTRATION	9,487	9,550	32,800	32,800	12,595	422,975
Total Expenditures	9,487	9,550	32,800	32,800	12,595	422,975
Current Operating surplus/(deficit)	(9,487)	(9,550)	(32,800)	(32,800)	(12,595)	(422,975)
Transfers In	9,487	9,550	32,800	32,800	12,595	422,975
Transfers Out	0	0	0	0	0	0
Net Transfers In / (Out)	9,487	9,550	32,800	32,800	12,595	422,975
Ending Fund Balance	0	0	0	0	0	0

Fund Summary: The Leander Development Authority (LDA) was created by the City Council at the same time as the Tax Reinvestment Zone No. 1. The LDA acts as the "contracting arm" for the TIRZ district.

DEPARTMENT	FY 2014	FY 2015	FY 2016			FY 2017
	ACTUAL	ACTUAL	ADOPTED	REVISED	ESTIMATED	PROPOSED

**96 -LEANDER DEVELOPMENT AUTH.
REVENUES**

TRANSFERS

96-00-4900 TRANSFER IN	9,487	9,550	32,800	32,800	12,595	422,975
TOTAL TRANSFERS	9,487	9,550	32,800	32,800	12,595	422,975

TOTAL REVENUES	9,487	9,550	32,800	32,800	12,595	422,975
-----------------------	--------------	--------------	---------------	---------------	---------------	----------------

**96 -LEANDER DEVELOPMENT AUTH.
LEANDER GOVERNMENT AUTH**

CONTRACTUAL SERVICES

96-01-5741 RB270 PARTNERSHIP DEV AGR	4,668	4,788	5,500	5,500	6,310	5,500
96-01-5742 VILLAGE @ LEANDER ST DEV AGR	4,819	4,762	5,500	5,500	6,285	5,500
96-01-5744 CRESCENT PAYMENT ACCOUNT	0	0	11,000	11,000	0	379,700
96-01-5745 OAK CREEK PID	0	0	10,800	10,800	0	32,275
TOTAL CONTRACTUAL SERVICES	9,487	9,550	32,800	32,800	12,595	422,975

TOTAL LEANDER GOVERNMENT AUTH	9,487	9,550	32,800	32,800	12,595	422,975
--------------------------------------	--------------	--------------	---------------	---------------	---------------	----------------

FUND TOTAL EXPENDITURES	9,487	9,550	32,800	32,800	12,595	422,975
--------------------------------	--------------	--------------	---------------	---------------	---------------	----------------

*** REVENUES OVER(UNDER) EXPENSES ***	0	0	0	0	0	0
--	----------	----------	----------	----------	----------	----------

LEANDER TAX REINVESTMENT ZONE NO. 1
FY 2016-17
BUDGET DETAIL

Revenue

79-00-4838	City Tax Revenue	224,500
79-00-4850	County Tax Revenue	<u>165,000</u>
	Sub-total Taxes	<u>389,500</u>

79-00-4925	Crescent/Bryson Water Impact Fees (60%)	232,800
79-00-4926	Crescent/Bryson Sewer Impact Fees (60%)	<u>96,900</u>
	Sub-total Transfers	<u>329,700</u>

Total Revenues	<u><u>719,200</u></u>
-----------------------	------------------------------

Expenditures

79-01-5744	Crescent/Bryson Payment Account (Escrow)		
	- TIRZ Increment Tax Reimbursement	50,000 <=	(Property Value Increment) x (City & County TIRZ taxes paid) x 80% plus 2.5% increment remainder TIRZ
	- Water Impact Fees	232,800	
	- Sewer Impact Fees	<u>96,900</u>	
	Sub-total Crescent/Bryson Escrow	<u>379,700</u>	

79-01-5745	Oak Creek PID Payment (Escrow)		
	- TIRZ Increment Tax Reimbursement	32,275 <=	(Property Value Increment) x (City & County TIRZ taxes paid) x 80% plus 2.5% increment remainder TIRZ
	Sub-total Oak Creek PID Escrow	<u>32,275</u>	

Sub-total Contractual Services	<u>411,975</u>
---------------------------------------	-----------------------

79-01-9000	Transfer to General Fund (Hero Way W.L.)	59,200
79-01-9002	Transfer to LDA - RB270 Partnership Reimb.	5,500
79-01-9002	Transfer to LDA - TVI Reimb.	<u>5,500</u>
	Sub-total Transfers	<u>70,200</u>

Total Expenditures/Escrow	<u><u>482,175</u></u>
----------------------------------	------------------------------

LEANDER REINVESTMENT ZONE #1

COMMITMENTS

**** FOR DISCUSSION PURPOSES ****

COMMITMENTS							
APPROVAL DATE		DESCRIPTION	PROPERTY	AMOUNT	EST. ANNUAL PAYMENT	PAYMENTS TO DATE	BALANCE
10/06/2011	RB270 PARTNERSHIP	RB270 HERO WAY ENG. & DESIGN & R.O.W.	128.322 ac. T.Chambers Survey No. AW0125	278,570	0	25,624	252,946
10/06/2011	TRANSIT VILLAGE INVESTORS	TVI HERO WAY ENG. & DESIGN & R.O.W.	144.7 ac. NE intersection of US183 & RR2243	619,330	0	25,818	593,512
03/15/2012	RB270 PARTNERSHIP	RB270 LEANDER T CONSTRUCTION GRANT MATCH	128.322 ac. T.Chambers Survey No. AW0125	200,000	INCL ABOVE	0	200,000
03/15/2012	TRANSIT VILLAGE INVESTORS	TVI LEANDER T CONSTRUCTION GRANT MATCH	144.7 ac. NE intersection of US183 & RR2243	200,000	INCL ABOVE	0	200,000
02/07/2013	CITY OF LEANDER	HERO WAY WATERLINE		795,000	59,200	408,400	386,600
01/23/2014	RB270 PARTNERSHIP	RB270 LEANDER T ENGINEERING	128.322 ac. T.Chambers Survey No. AW0125	91,342	INCL ABOVE	0	91,342
01/23/2014	TRANSIT VILLAGE INVESTORS	TVI LEANDER T ENGINEERING	144.7 ac. NE intersection of US183 & RR2243	377,722	INCL ABOVE	0	377,722
05/05/2016	TRANSIT VILLAGE INVESTORS	VILLAGE AT LEANDER STATION ENHANCEMENTS	144.7 ac. NE intersection of US183 & RR2243	372,131	INCL ABOVE	0	372,131
ACTIVE OUTSTANDING COMMITMENTS				2,934,095	59,200	459,842	2,474,253

REMAINING COMMITMENTS							
Project Plan	WILLIAMSON COUNTY	CR 274 (SAN GABRIEL)		4,700,000	T.B.D.	0	4,700,000
12/19/2013	CRESCENT LEANDER, LLC	BRYSON DEVELOPMENT AGREEMENT	APPROX 491 ACRES BTW 183A AND CR 270	13,888,245	X REIMBURSEMENT FORMULA	0	T.B.D.
10/16/2014	OAK CREEK PID	OAK CREEK DEVELOPMENT AGREEMENT	APPROX 125.575 ACRES WEST OF US 183	4,208,175	(MAXIMUM AMT)	0	4,208,175

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2016 As of: Certification

Property Types: A, C1, C2, C3, C4, C5, COM, Test, L, LT

T05 - TIRZ - Leander (ARB Approved Totals)

Number of Properties: 722

Land Totals

Land - Homesite	(+)	\$6,942,921		
Land - Non Homesite	(+)	\$70,827,371		
Land - Ag Market	(+)	\$66,651,208		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$144,421,500	(+)	\$144,421,500

Improvement Totals

Improvements - Homesite	(+)	\$10,670,266		
Improvements - Non Homesite	(+)	\$61,149,884		
Total Improvements	(=)	\$71,820,150	(+)	\$71,820,150

Other Totals

Personal Property (30)		\$4,596,872	(+)	\$4,596,872
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$220,838,522
Total Market Value 100%			(=)	\$221,112,803
Total Homestead Cap Adjustment (5)			(-)	\$166,225
Total Exempt Property (37)			(-)	\$52,936,875

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$66,651,208		
Ag Use (60)	(-)	\$47,484		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$66,603,724	(-)	\$66,603,724
Total Assessed			(=)	\$101,131,698

Exemptions

(HS Assd 6,840,963)

(HS) Homestead Local (42)	(+)	\$0		
(HS) Homestead State (42)	(+)	\$0		
(O65) Over 65 Local (17)	(+)	\$0		
(O65) Over 65 State (17)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (3)	(+)	\$34,000		
(PRO) Prorated Exempt Property (2)	(+)	\$33,402		
Total Exemptions	(=)	\$67,402	(-)	\$67,402
Net Taxable (Before Freeze)			(=)	\$101,064,296

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2016 As of: Certification

Property Types: A, C1, C2, C3, C4, C5, COM, Test, L, LT

T05 - TIRZ - Leander (Under ARB Review Totals)

Number of Properties: 29

Land Totals

Land - Homesite	(+)	\$49,353		
Land - Non Homesite	(+)	\$1,150,113		
Land - Ag Market	(+)	\$386,034		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,585,500	(+)	\$1,585,500

Improvement Totals

Improvements - Homesite	(+)	\$71,147		
Improvements - Non Homesite	(+)	\$579,192		
Total Improvements	(=)	\$650,339	(+)	\$650,339

Other Totals

Personal Property (15)		\$693,299	(+)	\$693,299
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$2,929,138
Total Market Value 100%			(=)	\$2,929,138
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$386,034		
Ag Use (1)	(-)	\$236		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$385,798	(-)	\$385,798
Total Assessed			(=)	\$2,543,340

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$2,543,340

Comptrollers Audit Report

Location: Appraisal Tax Year: 2016

Taxing Units: T05(ARB Approved)

7/16/2016

Page: 223

WCAD

As Of: Certification

PROPERTY USE CATEGORY	BREAKDOWN OF APPRAISED VALUE			APPRAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	
A: REAL, RESIDENTIAL, SINGLE-FAMILY	83	96	\$9,847,435	\$13,331,441
B: REAL, RESIDENTIAL, MULTI-FAMILY	1	2	\$83,428	\$8,421,337
C: REAL, VACANT PLATTED LOTS/TRACTS	36	68	\$6,544,046	\$6,970,845
D: REAL, ACREAGE (LAND ONLY)	1,851.62 (ACRES)	1,687.56 (ACRES)	\$78,078,769	\$75,974,424
E: REAL, FARM AND RANCH IMPROVEMENT	14	13	\$822,962	\$809,282
F: REAL, COMMERCIAL AND INDUSTRIAL	50	48	\$41,676,579	\$42,408,313
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	1	1	\$548,856	\$548,856
L: TANGIBLE PERSONAL, BUSINESS	43	30	\$4,533,519	\$4,596,872
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	21	365	\$1,540,510	\$15,072,558
X: EXEMPT	0	1	\$0	\$42,000
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$143,676,104	\$168,175,928
TOTAL EXEMPT PROPERTY	35	37	\$50,737,191	\$52,936,875
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$221,112,803

Comptrollers Audit Report

Location: Appraisal Tax Year: 2016

Taxing Units: T05(ARB Approved)

As Of: Certification

7/16/2016

Page: 224

WCAD

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	75	88	A1 - Residential Single Family	\$9,168,316	\$12,598,882
A2	5	4	A2 - Residential Mobile Home	\$497,581	\$475,556
A3	3	4	A3 - Misc. Residential	\$181,538	\$257,003
-----				\$9,847,435	\$13,331,441
83				96	

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2016 As of: Certification

Property Types: A, C1, C2, C3, C4, C5, COM, Test, L, LT

M64 - Leander TODD MUD #1 (ARB Approved Totals)

Number of Properties: 121

Land Totals

Land - Homesite	(+)	\$656,000		
Land - Non Homesite	(+)	\$8,598,336		
Land - Ag Market	(+)	\$10,554,915		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$19,809,251	(+)	\$19,809,251

Improvement Totals

Improvements - Homesite	(+)	\$2,409,741		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$2,409,741	(+)	\$2,409,741

Other Totals

Personal Property (3)		\$95,861	(+)	\$95,861
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$22,314,853
Total Market Value 100%			(=)	\$22,314,853
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (2)				(-) \$1,330,408

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$10,554,915		
Ag Use (9)	(-)	\$10,000		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$10,544,915	(-)	\$10,544,915
Total Assessed			(=)	\$10,439,530

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$10,439,530

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2016 As of: Certification

Property Types: A, C1, C2, C3, C4, C5, COM, Test, L, LT

M64 - Leander TODD MUD #1 (Under ARB Review Totals)

Number of Properties: 10

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$228,900		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$228,900	(+)	\$228,900

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$0	(+)	\$0

Other Totals

Personal Property (1)		\$50,820	(+)	\$50,820
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$279,720
Total Market Value 100%			(=)	\$279,720
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$279,720

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$279,720

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2016 As of: Certification

Property Types: A, C1, C2, C3, C4, C5, COM, Test, L, LT

P05 - Oak Creek PID (ARB Approved Totals)

Number of Properties: 292

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$10,254,147		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$10,254,147	(+)	\$10,254,147

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$0	(+)	\$0

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$10,254,147	\$10,254,147
Total Market Value 100%		(=)	\$10,254,147	
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$10,254,147

Exemptions

			(HS Assd	0)
(PRO) Prorated Exempt Property (1)	(+)	\$32,679		
Total Exemptions	(=)	\$32,679	(-)	\$32,679
Net Taxable (Before Freeze)			(=)	\$10,221,468

